



22 Portland Crescent, Belvidere, Shrewsbury, Shropshire, SY2 5NH

Offers in the Region Of £367,500

A well proportioned 4 bedroom detached house located in this popular area within easy reach of Shrewsbury town centre and link roads. The accommodation includes Large Entrance Hall, Living Room with wood burner, Kitchen/Dining Room, Downstairs WC, 4 good size Bedrooms, Bathroom and En-suite Shower Room, Driveway, Garage and Gardens. GCH, DG. Early Viewing Recommended.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

uPVC double glazed entrance door.

Spacious Entrance Hall 17' 8" x 10' 7" (5.38m x 3.22m)

Double glazed windows to the front, wood effect laminate flooring, staircase to First Floor Landing, built in double wardrobe.

Living Room 21' 7" x 11' 11" (6.57m x 3.63m)

Carpet, aluminium double glazed window to the front, and aluminium double glazed sliding patio doors leading to the garden. Hungry Penguin multi-fuel stove with integrated oven above - fitted approximately 7 years ago and swept every 12 months.

WC 4' 4" x 2' 8" (1.32m x 0.81m)

Fitted with WC and plumbing for wash basin.

Kitchen/Dining Room 14' 1" x 19' 5" (4.29m x 5.91m)

Glazed double doors, part vinyl flooring and part vinyl tile flooring, 3 double glazed window overlooking rear garden, double glazed stable door, feature glass block window to the side. The Kitchen is fitted with base and eye level units, wood effect laminate work top, inset 4 ring gas hob with extractor hood above, inset sink unit, integrated double electric oven, radiator, plumbing for washing machine and dishwasher.

First Floor Landing 5' 8" x 9' 8" (1.73m x 2.94m)

Access to loft.

Bedroom 1 10' 5" x 12' 11" (3.17m x 3.93m)

Exposed painted floor boards, radiator, double glazed window overlooking rear garden.

Bedroom 2 15' 3" x 7' 11" (4.64m x 2.41m)

Carpet, radiator, double glazed window overlooking rear garden, built in bedroom furniture including wardrobes, over head storage and bedside tables, folding door to En-suite.

En-suite Shower Room 5' 3" x 7' 11" (1.60m x 2.41m)

Fitted with wash basin, WC, bidet, corner shower cubicle, double radiator, double glazed window to the front.

Bedroom 3 10' 2" x 10' 0" (3.10m x 3.05m)

Exposed painted floor boards, dual aspect double glazed windows to the front and side, radiator.

Bedroom 4 7' 2" x 9' 7" (2.18m x 2.92m)

2 double glazed windows to the front, radiator, wood effect laminate flooring, over stairs storage.

Family Bathroom 7' 5" x 9' 8" (2.26m x 2.94m)

Blue wood effect laminate flooring, 4 piece suite including corner shower cubicle with extractor above, corner bath, wash basin, WC, double glazed window to the rear, radiator, heated towel rail.

Garage 17' 5" x 8' 6" (5.30m x 2.59m)

Up and over door, personal door to the side.

Rear Garden

Approached onto a block paved patio with pathway leading to the side of the property. The south east facing garden is mainly laid to lawn and enclosed by fencing.

External - Front

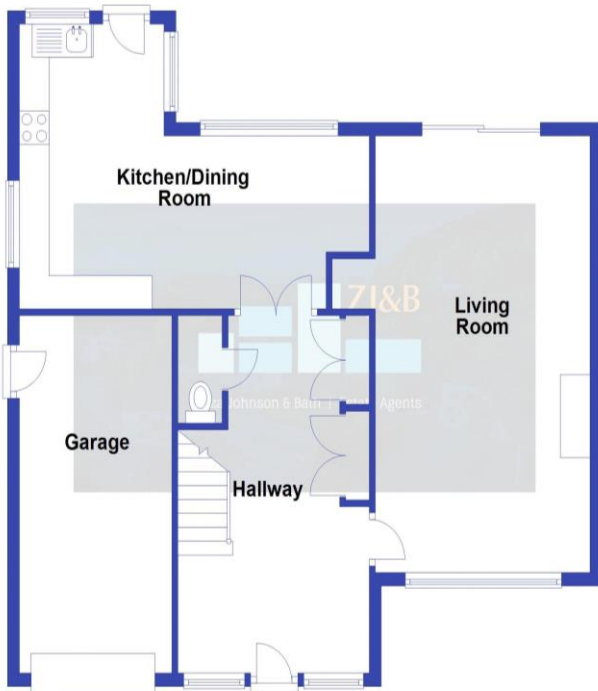
Concrete driveway providing parking and access to Garage. Steps lead to the entrance door, good area of lawn to the side.

Council Tax Band D

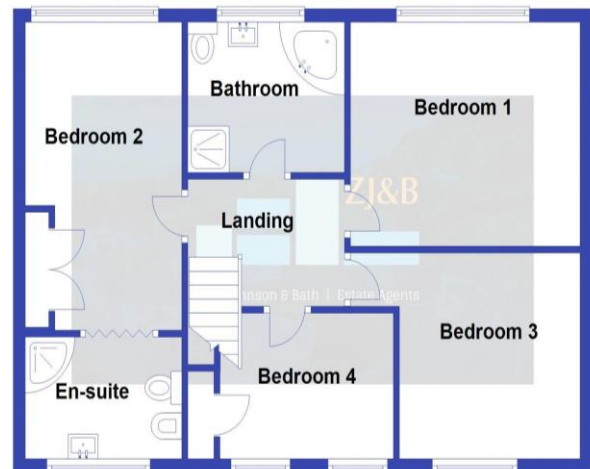
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp
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FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

22, Portland Crescent Shrewsbury SY2 0RE	Energy rating D	Valid until: 3 December 2025 Certificate number: 9446-2816-7952-6075-8801
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Property type	Detached house
Total floor area	114 square metres

Rules on letting this property

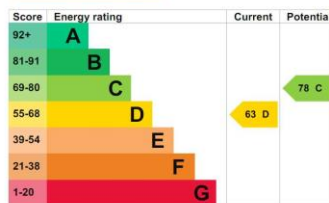
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/guidance/energy-efficiency-standards-for-rental-properties) <https://www.gov.uk/government/guidance/energy-efficiency-standards-for-rental-properties>

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage